

PROPERTY MAINTENANCE FAQs



The most common City of Apache Junction property maintenance questions and violations are addressed below. For more information about these and other property maintenance issues, contact the Code Compliance Division at (480) 474-5156.

Q: Who is responsible for property maintenance?

A: Property owners are required to maintain all buildings, structures and property in compliance with Town codes and ordinances. Neighborhood common areas are to be maintained by Home Owners Associations (HOAs) or the property owner adjacent to the common area in neighborhoods without HOAs.

Q: What about the buildup of rubbish or garbage?

A: Homes and properties need to be completely free from the accumulation of garbage or rubbish. (Property Maintenance Standards - Section 9-1-3-A-1)

Q: How should I properly dispose of garbage?

A: Garbage should be disposed of in a clean and sanitary manner by placing it in an approved garbage disposal facility or approved containers. (Property Maintenance Standards - Section 9-1-3-A-1)

Q: How does Town code address the issue of weeds?

A: Property is in violation of City code if weeds exceed 10 inches in height. (Property Maintenance Standards - Section 9-1-3-C-1)

Q: What does the code require regarding inoperable vehicles?

A: Except as provided in other regulations, no inoperable or unlicensed motor vehicle shall be parked, kept or stored on any premises. No vehicle shall at any time be in a state of major disassembly, dis-repair or in the process of being stripped or dismantled, except if major overhaul is performed inside a structure or similarly enclosed area designed and approved for such purposes.



Q: Can a business be conducted from a residence?

A: Yes, you may operate a business from your home if the property is zoned correctly for a "Home Based Occupation" and you meet and operate the business under the definition of "Home Based Occupation". A [City Business License](#) must be obtained.



Q: What to do if illegal dumping is observed?

A: IF the illegal dumping is in progress, call 911. A Police Officer will be dispatched. If the illegal dumping is not in progress, call the 24 hour Code Complaint Hotline at (480) 474-5112, and leave the requested information. The incident will be looked into within 48 to 72 hours.

A: If the illegal dumping is done on private property, the legal property owner will be notified and advised to remove the dumped material. When a complaint is filed with the Court, the citizen/caller will need to be present to testify in Court as the City's witness. **NOTE:** Most illegal dumping occurs on public property.



Write down:

- Location
- Date and time dumping was observed
- Vehicle license plate number
- Make, model and color of vehicle
- Description of driver
- Was there more than one person with vehicle?
- Was the other person involved in the illegal dumping?
- Description of any additional person(s) involved in the illegal dumping

DO NOT TRY TO DETAIN OR BLOCK THE EXIT OF THE PERPETRATOR!